

Southend Central Area Action Plan

Additional Question 18 – Baxter Avenue

Response to Southend Borough Council received from GL Hearn on behalf of Genesis Housing Association in relation to the Baxter Avenue site.

(i) What is the proposed tenure split/splits between market and affordable housing, and between the types of affordable housing to be provided on the Baxter Avenue site?

This is still to be determined and will be led by the decant requirements of existing residents living on the Baxter Avenue site and achieving the financial viability of the project by providing some market housing options. GHA will also seek to provide some low cost home ownership housing (shared ownership) to assist younger people in gaining access to the home ownership market.

(ii) Will all existing residents who occupy properties at the Baxter Avenue site have the opportunity of moving into the proposed new accommodation at rents that will not preclude them from occupying the proposed replacement accommodation, on a permanent basis?

GHA will seek to offer decant accommodation with rents which are comparable to those charged on existing homes, subject to financial viability. Protected rents may be time limited for existing customers.

We are expecting to re-provide all 254 units for the existing tenants within the Baxter Avenue redevelopment.

(iii) What are the proposed arrangements for temporarily rehousing existing residents pending the duration of the redevelopment scheme?

This is still to be determined but the re-development of Baxter Avenue will be undertaken in phases to facilitate the decant process. GHA will also work with the Council and other social housing providers to enable decanting and relocation back to the site when the new homes are completed.

GHA will seek to offer decant accommodation with rents which are comparable to those charged on existing homes, subject to financial viability. Protected rents may be time limited for existing customers within new units provided in the redeveloped Baxter Avenue site.